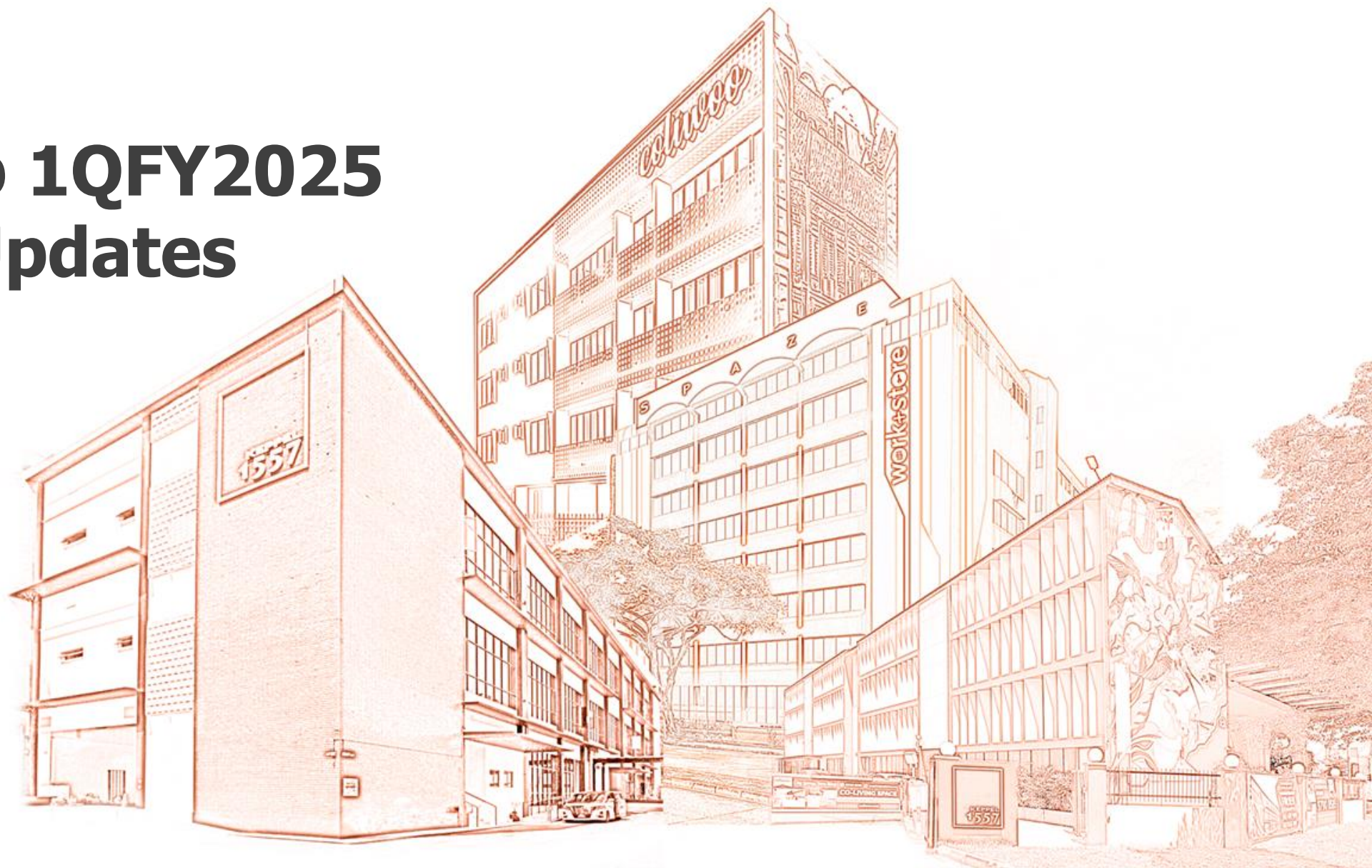


**LHN
GROUP**
SPACE OPTIMISED

LHN Group 1QFY2025 Business Updates

Mar 2025



Disclaimer

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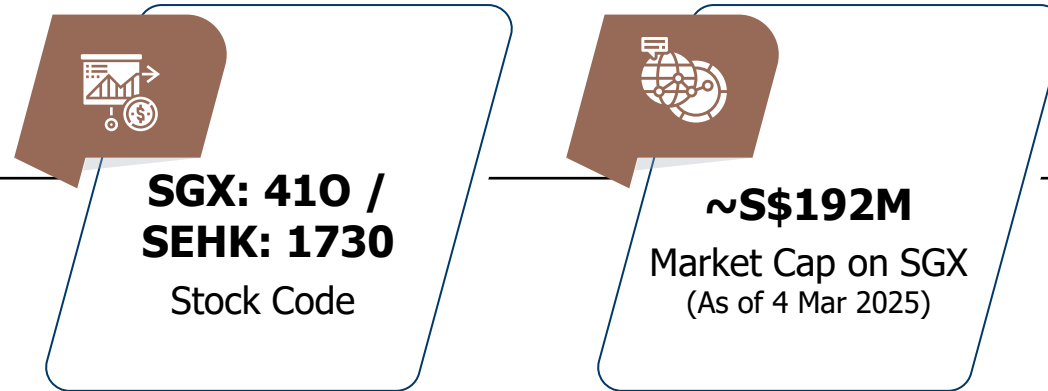
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Corporate Overview



Real estate management services company providing integrated real estate management services across Asia.



* Approximate figures

OUR BUSINESSES

SPACE OPTIMISATION

Redesign unused, old and under-utilised spaces to maximise their leasable area and create productive environments for our space users.

PROPERTY DEVELOPMENT

Engage in property development activities such as the acquisition, development and/or sale of various types of properties and property investment activities.

What We Do

COMMERCIAL SPACE

GREENHUB
SUITED OFFICES FOR BORN GLOBAL FIRMS

INDUSTRIAL SPACE

work+store

RESIDENTIAL SPACE

colivoo **85 SOHO**

55 TUAS PROJECT - FOOD FACTORY

TOP in Sep'24, the 9-storey industrial building was converted to a multi-user food processing industrial development.

To-date, the Group has issued six options-to-purchase.

Where We Operate



Singapore



Indonesia



Myanmar



Cambodia



China



Singapore

OUR BUSINESSES

FACILITIES MANAGEMENT

ENERGY RESOURCES

What We Do

Provide a full spectrum of integrated facilities management services and car park management services to our clients.

Provide efficient and innovative renewable energy and expertise for our clients.

CLEANING & RELATED SERVICES

No. of external customers: 93
No. of internal customers: 27



CAR PARK MANAGEMENT

Total no. of car parks under management:
• In Singapore: 100
• In Hong Kong: 2
Total no. of carpark lots under management: over 27,000



RENEWABLE ENERGY (SOLAR PANELS, EV CHARGING STATIONS, ELECTRICITY RETAILING)

Total solar energy system capacity: approximately 8.8 MW
Total no. of EV charging points under management: 19



Where We Operate



Singapore



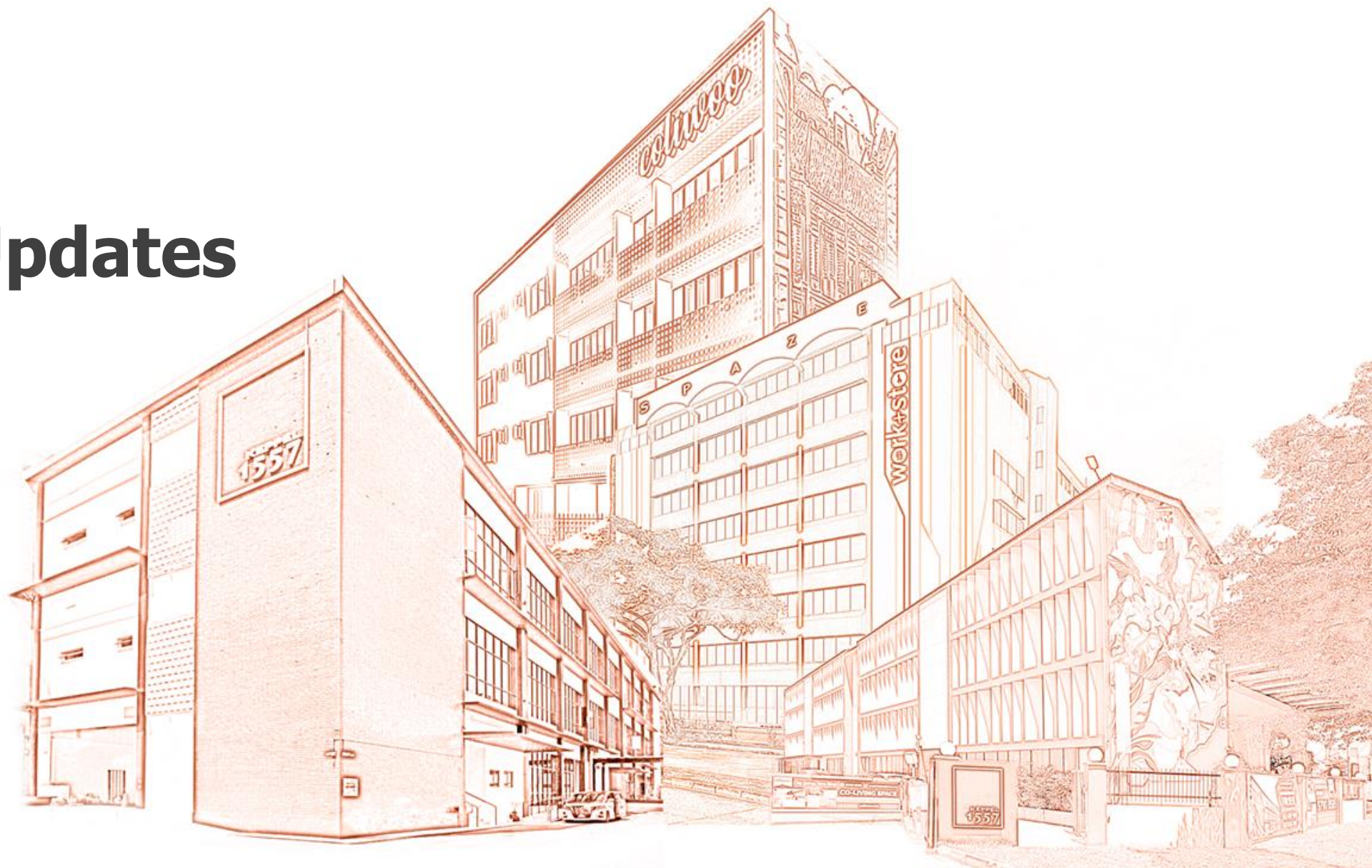
Hong Kong SAR (China)



Singapore

**LHN
GROUP**
SPACE OPTIMISED

1QFY2025 Business Updates



MAINTAINING ROBUST MOMENTUM IN OUR CORE BUSINESS SEGMENTS

Overall Occupancy Rates

Industrial, Commercial and Coliwoo Co-living Properties

over **95%**



Coliwoo Business

Secured

2,586
keys



Facilities Management Business

Secured

29
new FM contracts



Car Park Management

Managing **100 car parks** with

over **27,000**

lots in Singapore



Managing **2 car parks** with

over **700**

lots in Hong Kong

Energy

19

EV charger points
under the Group and its
joint venture.



Energy

Total solar energy
capacity

approx.

8.8 MW



SPACE OPTIMISATION

15 Owned Properties **6** Joint Venture Properties **26** Master Leased Properties / Management Contract

COMMERCIAL



- Manage a diversified portfolio of commercial spaces consisting of offices, serviced offices, sports & recreation centres, lifestyle hubs and food & beverages establishments.
- 6** properties in Singapore.
- 1** property in Indonesia.
- Over 330,000 sqft of space managed.



- 2** offices worldwide.

INDUSTRIAL



- Manage B1 and B2 business spaces, including self storage spaces, supporting companies engaging in light to medium industrial and e-commerce activities.
- 14** properties in Singapore.
- Over 1,800,000 sqft of space managed.

work+store

- 7** Self Storage facilities in Singapore with over 1,600 storage units.
- Offer air-con and wine storage facilities.

RESIDENTIAL



- Manage **1** Foreign Domestic Workers' Dormitory at Keramat Road (Singapore).
- Manage and operate over **2,900 keys** in co-living, hostels, hotels, serviced residences under Coliwoo and 85 SOHO brands.

coliwoo

- 26** locations in Singapore.

85 SOHO

- 3** locations in Myanmar, Cambodia and China.

SELF-OPERATED UNDER COLIWOO



31 Boon Lay Dr.



1A Lutheran Rd.



320 Balestier Rd.



Lavender Collection



1557 Keppel Rd.



298 River Valley Rd.



75 Beach Road (L5, L6)



**450 & 452
Serangoon Rd.**



**2 Mount
Elizabeth Lk.**



288 River Valley Rd.



**268 River
Valley Rd.**



**404 Pasir
Panjang Rd.**



**141 Middle Rd.
(Upcoming)**



**50 Armenian St.
(Upcoming)**



**48 & 50 Arab St.
(Upcoming)**



**260 Upper Bukit
Timah Rd.
(Upcoming)**



**453 Balestier Rd.
(Upcoming)**

- Self-operated under Coliwoo
- Sub-lease to operator
- Healthcare Professional Accommodation
- Eco-Conscious Hospitality

26 Strategic Locations in Singapore



- Self-operated under Coliwoo
- Sub-lease to operator
- Healthcare Professional Accommodation
- Eco-Conscious Hospitality

SUB-LEASE TO OTHER OPERATORS



10 Raeburn Pk.



150 Cantonment Rd.



99 Rangoon Rd.



40 & 42 Amber Rd.



471 & 473 Balestier Rd.



115 Geylang Rd.

HEALTHCARE PROFESSIONAL ACCOMMODATION



Boundary Cl.



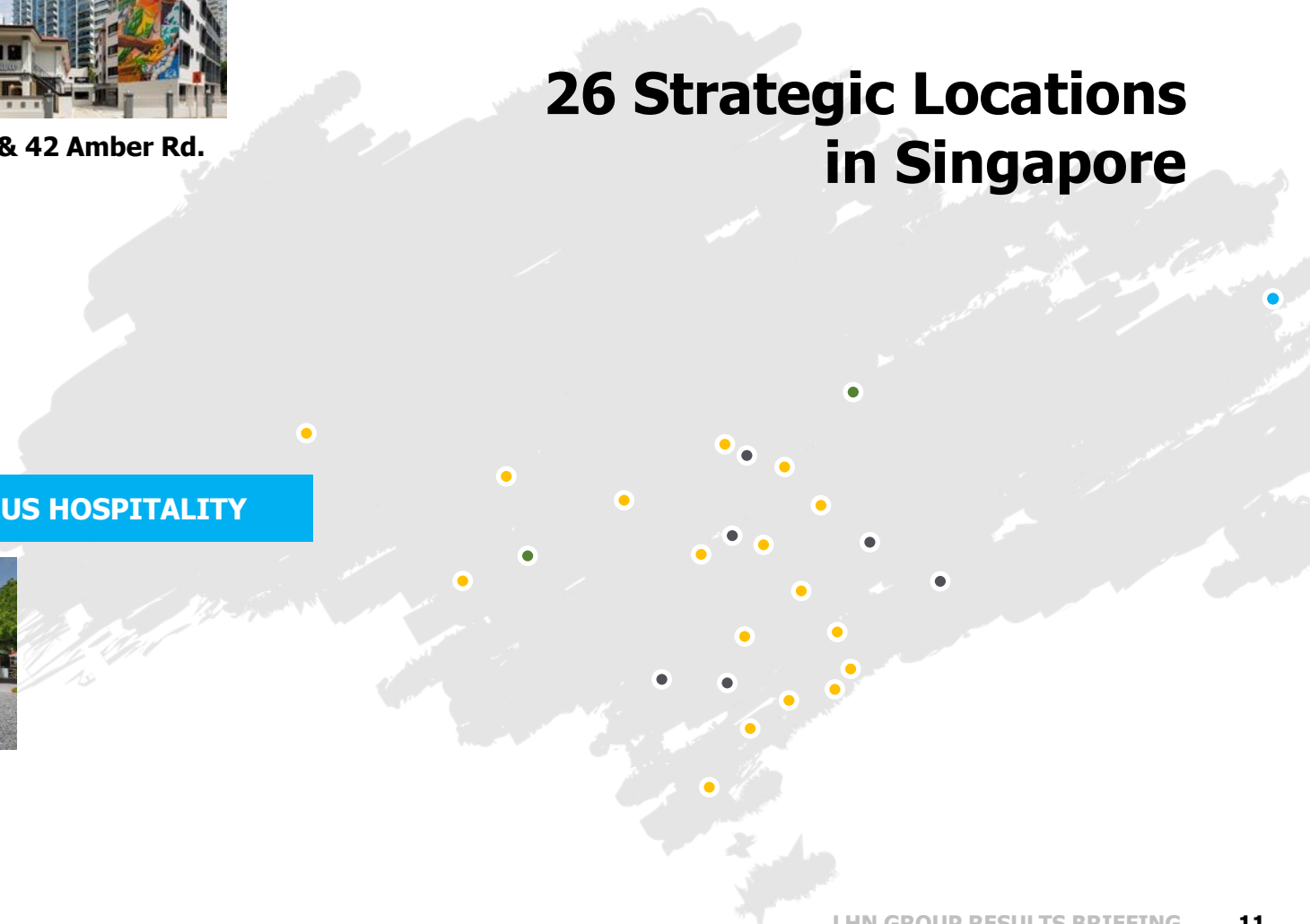
Ulu Pandan.

ECO-CONSCIOUS HOSPITALITY



5 Telok Paku Rd.

26 Strategic Locations in Singapore



CO-LIVING AND SERVICED RESIDENCES

Urbanised living space concepts in strategic and tranquil locations that cater to the emerging needs of savvy locals, expats and young professionals, integrating aspects of work, life, and play.

Table - No. of Keys by Projects

	Coliving - Singapore Projects		85 SOHO - Overseas Projects		Total
	Master Lease / Management Contract	Owned / Joint Venture	Master Lease	Owned / Joint Venture	
AS AT 31 DEC'24	1,909	677	221	108	2,915*
TOTAL	2,586		329		

*Out of 2,915 keys, 461 keys are under renovation, with majority expected to be ready by FY2025.

Our Growth Strategies:

- Target to acquire at least 800 new rooms every year via master lease or selective acquisition.
- Explore capital recycling and move towards asset-light (AUM) model.

**LHN
GROUP**
SPACE OPTIMISED

Business Outlook & Growth Strategies



PIPELINE PROJECTS

					
	48 & 50 ARAB STREET	453 BALESTIER ROAD	260 UPPER BUKIT TIMAH ROAD	141 MIDDLE ROAD	50 ARMENIAN STREET
Estimated No. of Keys	24	45	62	210	120
Commercial Area	approx. 900 sqft	approx. 3,300 sqft	approx. 12,200 sqft	approx. 3,700 sqft	approx. 1,700 sqft
Expected Operational Date	3QFY2025	3QFY2025	4QFY2025	2QFY2026	1QFY2027

RESIDENTIAL SPACE CONCEPT

COLIWOO HOTEL KAMPONG GLAM

48 & 50 Arab Street

CO-LIVING HOTEL | 24 KEYS



Artist's impressions

RESIDENTIAL SPACE CONCEPT

COLIWOO BALESTIER 453

453 Balestier Road

CO-LIVING RESIDENCE | 45 KEYS



Artist's impressions

RESIDENTIAL SPACE CONCEPT

COLIWOO FIRE STATION

260 Upper Bukit Timah Road

CO-LIVING SERVICED APARTMENT | 62 KEYS



Artist's impressions

AIR-CONDITIONED STORAGE AND WINE STORAGE

- Launched the first climate-controlled storage facility at Work+Store @ 202 Kallang Bahru.
- Services including:
 - Air-conditioned Storage Spaces
 - Walk-In Wine Cellars
 - Wine Lockers
- Expanding the air-conditioned storage services to Work+Store @ Ang Mo Kio in 2QFY2025.



GROWING THE GROUP'S PROPERTY DEVELOPMENT BUSINESS SEGMENT



LHN Food Chain

55 Tuas South Avenue 1

To-date, the Group has issued **six options-to-purchase** for its newly constructed LHN Food Chain food factory.



Geylang Building

30, 30A, 30B, 32, 32A, 32B, 32D, 32E, 32F, 32G, 32H and 32J Lorong 22 Geylang

- The Group acquired the property through joint ventures with two other partners.
- The Group aims to redevelop the property into a **strata-titled commercial building** for retail and office usage, with an estimated saleable area of over **28,000 sqft**.

PORTFOLIO OPTIMISATION TOWARD ASSET LIGHT STRATEGY

In FY2025, the Group will carry out its asset-light strategy through:

1) Portfolio Optimisation through Mindful Capital Recycling Initiatives:

- Reducing direct asset ownership to enhance portfolio diversification, improve operational flexibility and streamline the balance sheet for better financial performance.
- Unlocking capital for higher-yield opportunities.

2) Exploring Opportunities to Increase Master Lease Assets.

Expected Outcomes:

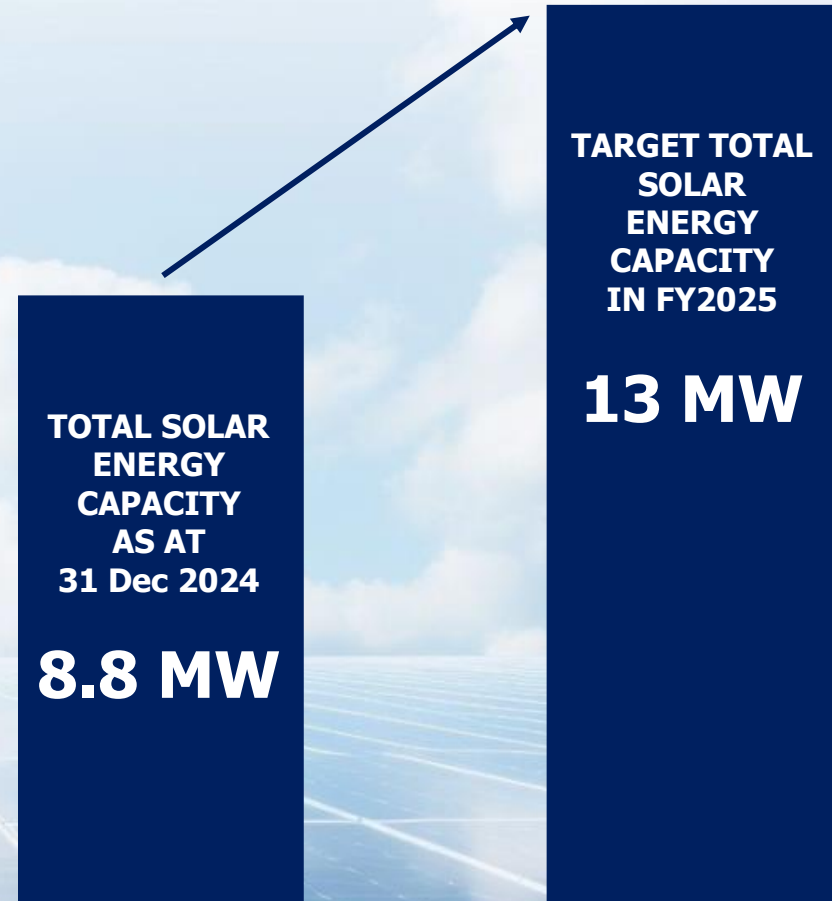
- ✓ More agile and capital-efficient operations
- ✓ Stronger financial position with optimised debt levels
- ✓ Sustainable long-term value for stakeholders



ENERGY BUSINESS

Continued Expansion after 31 Dec 2024

- Target to increase solar energy capacity to 13 MW in FY2025.
- Continue to invest in technology and innovation to maximise our energy generation capabilities by harvesting solar energy from surfaces other than building rooftops.



Q&A



**LHN
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lhngroup.com

THANK YOU